001.0	0001	0027.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	857,600	/	857,600
USE VALUE:	857,600	/	857,600
ASSESSED:	857,600	/	857,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	-36A	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCDERMOTT MARY M/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	36 MAGNOLIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC DERMOTT JOHN J & MARY M -
Owner 2:	-
Street 1:	36 MAGNOLIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 2269 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	420,500	5,100	432,000	857,600
Total Card	0.092	420,500	5,100	432,000	857,600
Total Parcel	0.092	420,500	5,100	432,000	857,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.98 | /Parcel: 377.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	288
GIS Ref	
GIS Ref	
Insp Date	09/09/17

!27!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0001-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	420,600	5100	4,000.	432,000	857,700	857,700	Year End Roll	12/18/2019
2019	104	FV	326,200	5100	4,000.	459,000	790,300	790,300	Year End Roll	1/3/2019
2018	104	FV	326,200	5100	4,000.	334,800	666,100	666,100	Year End Roll	12/20/2017
2017	104	FV	332,400	5100	4,000.	291,600	629,100	629,100	Year End Roll	1/3/2017
2016	104	FV	332,400	5100	4,000.	248,400	585,900	585,900	Year End	1/4/2016
2015	104	FV	296,200	5100	4,000.	243,000	544,300	544,300	Year End Roll	12/11/2014
2014	104	FV	296,200	5100	4,000.	199,800	501,100	501,100	Year End Roll	12/16/2013
2013	104	FV	308,200	5100	4,000.	190,100	503,400	503,400		12/13/2012

PRINT

Date	Time
12/10/20	15:55:33

LAST REV

Date	Time
03/09/20	10:38:03
danam	
27	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC DERMOTT JOHN	1481-15		11/13/2015	Convenience	1	No	No		
	890-90		7/1/1977		1	No	No		John J McDermott d.o.d. 7/12/2007 bk 890 pg 9

USER DEFINED

Prior Id # 1:	288
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2019	2047	Redo Bat	25,000	C				
8/14/2012	1028	Re-Roof	8,880					
6/13/2011	569	Wood Dec	13,067					REPLACE DECKING
7/23/1999	455	Manual	5,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2017	Inspected	PH	Patrick H
8/26/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Measured	372	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	432,000	Spl Credit		Total:	432,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12127471
Const Adj.:	0.98010004
Adj $ / SQ:	186.823
Other Features:	97750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	609401
Depreciation:	188914
Depreciated Total:	420487

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

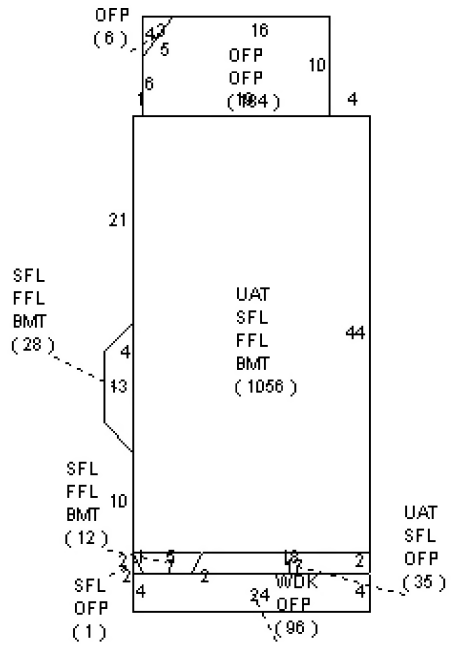
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
89	027.0-0002-0017.0		8/27/1998	320,000
89	001.0-0001-0005.0		12/22/1998	320,000
88	048.0-0005-0001.0		10/2/1998	315,000
87	001.0-0001-0009.0		2/27/1998	278,000
86	023.0-0001-0009.0		10/1/1998	280,000
85	047.0-0002-0011.0		6/15/1998	335,000

WtAv$/SQ:		AvRate:	87.33	Ind.Val	296976.5267

Juris. Factor:	1.00	Before Depr:	186.82
Special Features:	0	Val/Su Net:	100.14
Final Total:	420500	Val/Su SzAd	188.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,132	186.820	211,484
BMT	Basement	1,096	56.050	61,428
FFL	First Floor	1,096	186.820	204,758
OFP	Open Porch	506	19.370	9,800
UAT	Upper Attic	273	83.140	22,675
WDK	Deck	96	15.680	1,505

Net Sketched Area:	4,199	Total:	511,650
Size Ad	2228	Gross Are	5017	FinArea	2269
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	15		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0001-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100